

**MINUTES**

**McDowell Sonoran Preserve Commission  
1<sup>st</sup> Floor Community Development Conference Room  
May 6, 2004  
5:00 PM**

**CALL TO ORDER**

The meeting was called to order at 5:05 PM. by Vice-Chair Christine Kovach.

**ATTENDANCE**

Present: Art DeCabooter, Chair (5:15)  
Christine Kovach, Vice-Chair  
Virginia Korte  
Carla  
Erik Filsinger  
Denny Carr  
Howard Myers  
Arnold Roy  
Solange Whitehead

Absent: Don Ruff  
Laura Fisher

Staff: Bob Cafarella  
Don Meserve  
Claire Miller  
Teresa Huish  
Cathy Eley

Visitors: Dennis Smith, Jerry Miller, Bill Berkley

Ms. Miller introduced Mr. Dennis Smith and Mr. Jerry Miller as those working on the construction of Sunrise Trail.

**APPROVAL OF MINUTES FOR APRIL 8, 2004**

MOTION WAS MADE by Commissioner Korte TO APPROVE THE MEETINGS MINUTES OF THE APRIL 8, 2004 MEETING. MOTION WAS SECONDED by Commissioner Carr, WHICH CARRIED UNANIMOUSLY, 8-0.

**SCENIC CORRIDOR GENERAL PLAN AMENDMENT**

Ms. Huish stated that they are working on a General Plan Amendment to include the Scenic Corridor guidelines, noting that the Planning and Design Services staff were also looking at other roadways to see if they meet the criteria to be a scenic corridor. Ms. Huish commented that Councilman Silverman has asked staff to look at Jomax and Lone Mountain Roads.

Ms. Huish distributed items that they were working on for inclusion in this General Plan Amendment, commenting that this won't be scheduled for public hearings until the Fall.

Commissioner Carr asked if they would be asking neighbors for their input on designations.

Ms. Huish commented that the neighborhoods were very much involved in the scenic corridor guidelines discussions and they would continue to get input from them. Ms. Huish noted that they would be coming to the Commission with guidelines for roadways that don't meet scenic corridor criteria, but need some other type of designation, such as a buffered parkway.

Commissioner Korte commented that she would like to see Scottsdale Road from Downtown considered a scenic corridor since it is such a signature road.

Ms. Huish commented that they were looking at that.

Commissioner Carr expressed concern that the Scenic Corridor Guidelines were not being followed along Shea Boulevard when new construction goes in.

Ms. Huish responded that Shea Boulevard already had smaller scenic corridor setbacks for prior developments than the current guidelines.

Commissioner Kovach asked what roadways were currently designated as scenic corridors.

Ms. Huish stated that they were all of Shea Boulevard, Scottsdale Road - North of the Central Arizona Project Canal, Pima Road - North of the 101 Freeway, Carefree Highway and Cave Creek Road. Ms. Huish noted that they were looking at Jomax and Lone Mountain Roads, along with Hayden Road.

Commissioner Kovach noted that the Commission had asked that Thompson Peak Parkway and Dixileta be looked at as possible scenic corridors as well.

Chairman DeCabooter suggested that the Commission send a letter of reminder to the City Council, after the new council has been seated, about looking at those two additional roadways as scenic corridors.

Commissioner Myers asked if the scenic corridor setbacks have been enforced.

Ms. Huish responded that they were only guidelines, noting that they have been successful in maintaining setbacks when developments were master planned and constructed.

## **PRESERVE EXPENDITURES REPORT**

Chairman DeCabooter stated that the Commission had received this report at the previous meeting and asked if there were any questions or comments about it.

Mr. Cafarella stated that they would be updating the Expenditures Summary periodically.

## **UPDATE: STATUS OF STATE LAND REFORM**

Commissioner Carla distributed the bill's preamble. She commented that this needed to be through the legislative process by June 30<sup>th</sup> of this year to be included in the November 2004 election, or it would have to wait until 2006. Commissioner Carla also noted that education was on-going.

Chairman DeCabooter asked if they should begin contacting their legislators now.

Commissioner Carla responded that it would be better later, after the budget is completed, and that she would inform everyone, noting that they should contact Senator Allan and let her know that they were counting on her leadership and appreciated her support.

## **REPORT FROM PLANNING COMMITTEE**

Commissioner Carla stated that they were working on the draft for commercial permits and that they would be meeting on May 13<sup>th</sup> to finalize it and would be bringing it to the Commission at the next meeting for discussion. Comments from Commissions before the May 13<sup>th</sup> meeting are welcome.

## **UPDATE: SUNRISE TRAIL CONSTRUCTION**

Ms. Miller stated that the main segment is being constructed with a Bobcat machine and that the contractor is making great progress, noting that the stewards have been out on a regular basis replanting. Ms. Miller commented that they were still having issues with some of the neighbors around the trailhead.

Mr. Smith stated that he has enjoyed working on this project and the machine is getting them a better result than hand work, and that doing this trail by hand through a lot of rock would have taken years. Mr. Smith presented Christine Kovach, president of the McDowell Sonoran Land Trust, with a check for \$2500 for the trust. Mr. Smith encouraged the Commission to continue using professional contracts to build the trails. He noted that as more trails are added, keeping up on the trail maintenance after storms would be an issue.

Commissioner Kovach asked how the trail design would handle the rain.

Mr. Smith responded that it had drain dips and out-sloping, but that erosion will be the biggest enemy; more of a maintenance problem than the impacts from trail users.

Commissioner Kovach asked if any type of material could be placed down to minimize the erosion.

Mr. Smith commented that they should wait to see what happens to the available materials.

Commissioner Kovach asked if there would be any training for volunteers on how to fix the trails.

Ms. Miller stated that a trail maintenance workshop would be held in the near future.

Commissioner Carr asked if the trail construction went all the way down to the trailhead at Hidden Hills.

Mr. Cafarella stated that it did not, but the final leg would be completed to coincide with the completion of the trailhead construction.

## **DISCUSSION ON JOINT MEETINGS**

Chairman DeCabooter stated that this had been discussed at the last meeting.

## **DIRECTOR'S REPORT**

Mr. Cafarella reported that the City Council could take action on June 21, 2004 on a construction contract for Sunrise Trailheads. Mr. Cafarella stated that they hope to have the trailhead opened in the fall. Mr. Cafarella stated that there had been progress with the Toll Brothers acquisition and that the development agreement

with them had been signed and that they were working on implementing it. Mr. Cafarella noted that the main sticking point had been access to the Preserve if the Gateway was not acquired and that the Toll Brothers had relented.

Mr. Cafarella commented that they were beginning the process of planning for the south access area, called the Lost Dog Wash Access Area.

Commissioner Kovach asked if the Lost Dog Wash trail improvements were being made and if they would be in this access area contract.

Mr. Cafarella stated that the trail is operable, and that no, trail construction and access area construction are bid separately and would be separate contracts.

Commissioner Carr asked about fixing the Ring Trail Loop trail.

Mr. Cafarella stated that it would take work to fix it.

Mr. Smith suggested using heavy equipment on the rocky old jeep trail to loosen up the soil and replant the jeep trail.

#### **PRESERVE MANGER'S REPORT**

Ms. Miller stated that the Sunrise Trail construction was going great and also noted that the Earth Day Events were successful.

Ms. Miller stated that she was continuing to work on Eagle Scout Projects. Ms. Miller commented that at the steward retreat on May 1, 2004 they all gave former Commissioner Chet Andrews a nice send-off.

#### **FUTURE EXECUTIVE SESSION**

MOTION WAS MADE by Commissioner Myers TO HOLD AN EXECUTIVE SESSION FOR JUNE 3, 2004 FOR THE PURPOSE OF DISCUSSION WITH REPRESENTATIVES OF THE PUBLIC BODY AND CONSULTATION WITH CITY ATTORNEY FOR LEGAL ADVICE TO CONSIDER ITS POSITION AND INSTRUCT ITS REPRESENTATIVES REGARDING NEGOTIATING FOR PURCHASE OR LEASE OF REAL PROPERTY FOR INCLUSION IN THE MCDOWELL SONORAN PRESERVE. ARS 38-431.03(A) (3) AND (A) (7). MOTION WAS SECONDED by Commissioner Carr, WHICH CARRIED UNANIMOUSLY, 8-0.

Mr. Cafarella commented that this could be a very important Executive Session.

#### **COMMISSION & PUBLIC COMMENTS/AGENDA ITEMS FOR FUTURE MEETINGS**

None.

Meeting adjourned at 5:55 PM.

Submitted by:

Cathy Eley  
Recording Secretary